



# INDUSTRIAL SPACE FOR LEASE

3303 - 3307 N 6TH STREET | HARRISBURG, PA



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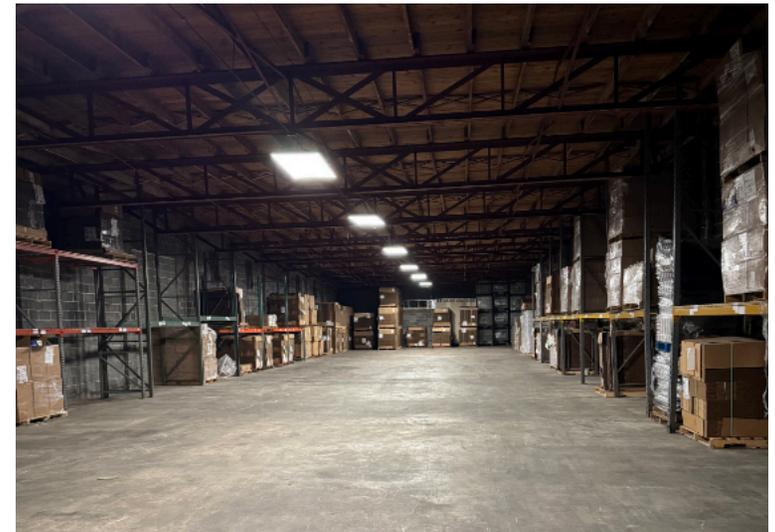


### OFFERING DETAILS

<b>AVAILABLE SPACE</b>	5,000 - 18,400 SF
<b>LEASE RATE</b>	\$5.95 SF
<b>LEASE TYPE</b>	NNN
<b>OP EX</b>	\$1.25 PSF (2025)
<b>AVAILABLE</b>	May 2025
<b>BUILDING SIZE</b>	51,200 SF
<b>BUILDING TYPE</b>	Industrial Flex
<b>LOT SIZE</b>	3.26 Acres

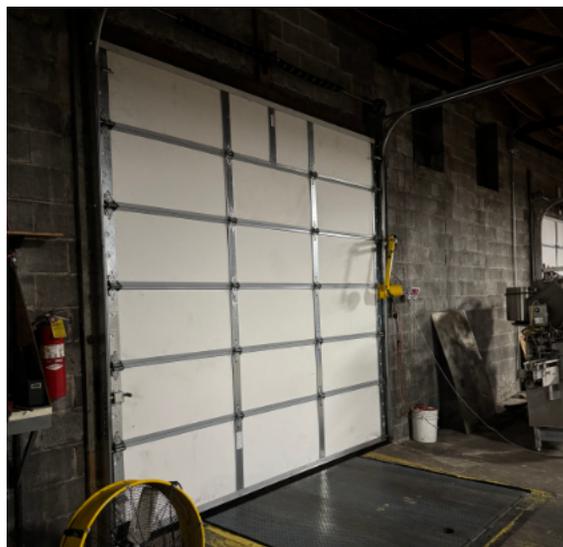
### PROPERTY HIGHLIGHTS

- 18,400 SF industrial flex space for lease along N 6<sup>th</sup> St in Harrisburg, PA
- Excellent location with easy access to 
- The space features:
  - Well maintained 18,400 SF space
  - Available May 2025
  - 3 dock doors and 14' - 16' clear ceiling height
  - Access to abundant blue collar skilled labor force
- Corporate neighbors include WHTM abc27, WHP CBS 21, 610 ESPN Radio, Theatre Harrisburg Krevsky Center, L&W Supply, All Fabrications, Hershocks, D&F Distributing, Ashley Furniture Homestore Distribution, and Uptown Plaza which includes McDonald's, Save A Lot, and Dollar Tree

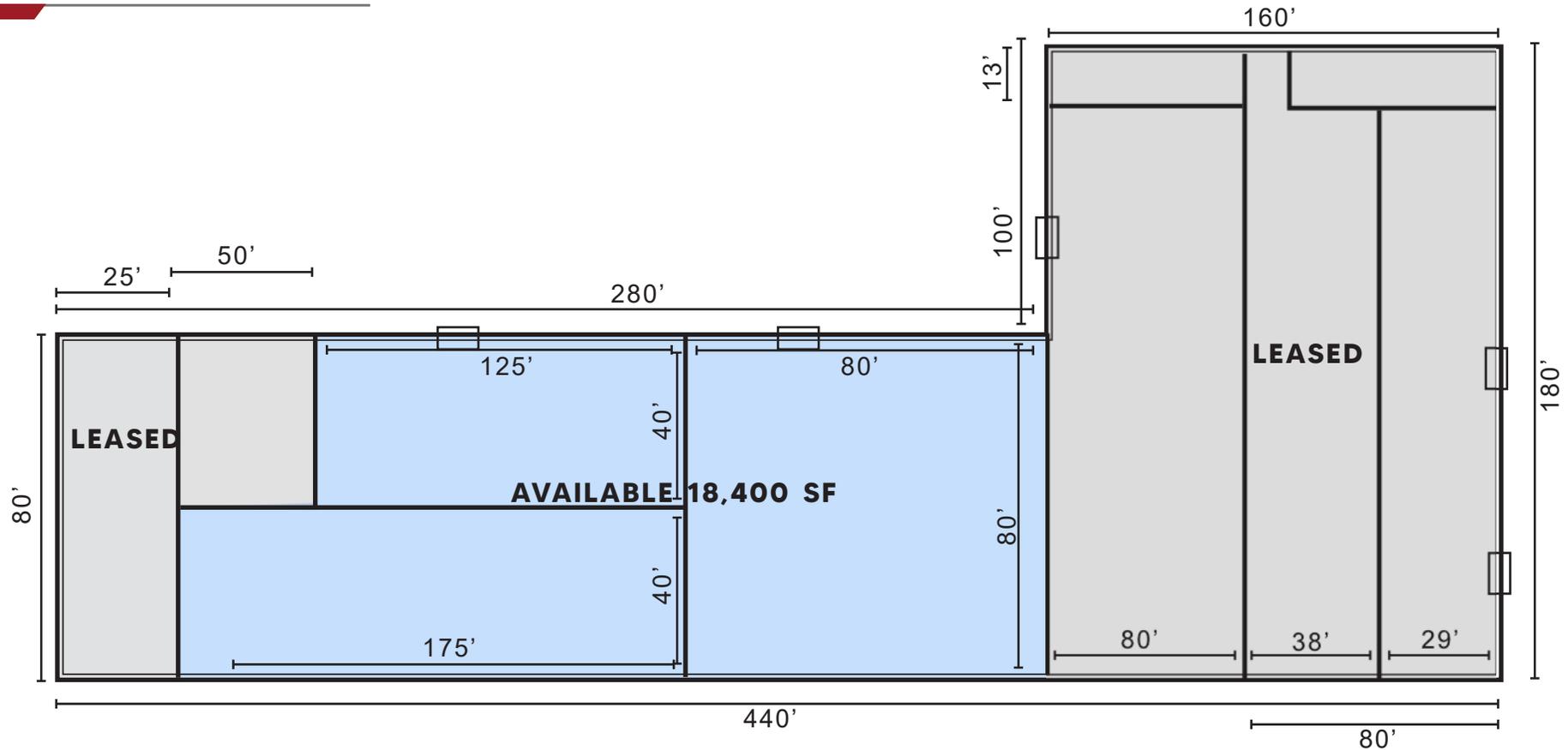


### PROPERTY DETAILS

<b>Property Type</b>	Industrial Flex
<b>Tenancy</b>	Multi
<b>Property Size</b>	51,200 SF
<b>Lot Size</b>	3.26 Acres
<b>Year Built</b>	1951
<b>Available Space</b>	18,400 SF
<b>Dock Doors</b>	3
<b>Clear Ceiling Height</b>	14' - 16'
<b>Parking</b>	22 Spaces (in common)
<b>Construction</b>	Masonry & Block
<b>Framing</b>	Steel
<b>Roof</b>	Rubber Membrane
<b>HVAC</b>	Gas
<b>Power</b>	3-Phase
<b>Sprinkler</b>	Yes (Dry)
<b>Water/Sewer</b>	Public
<b>Submarket</b>	Harrisburg East
<b>County</b>	Dauphin
<b>Municipality</b>	Susquehanna Twp
<b>Zoning</b>	Industrial General (IG)
<b>APN</b>	62-018-033
<b>Taxes</b>	\$38,792.50 (2024)



### AVAILABILITY



### LEASE INFORMATION

SUITE	AVAILABLE SF	LEASE RATE	LEASE TYPE	OPEX
2	5,000 - 18,400 SF	\$5.95 /SF	NNN	\$1.25 PSF/yr (2025)

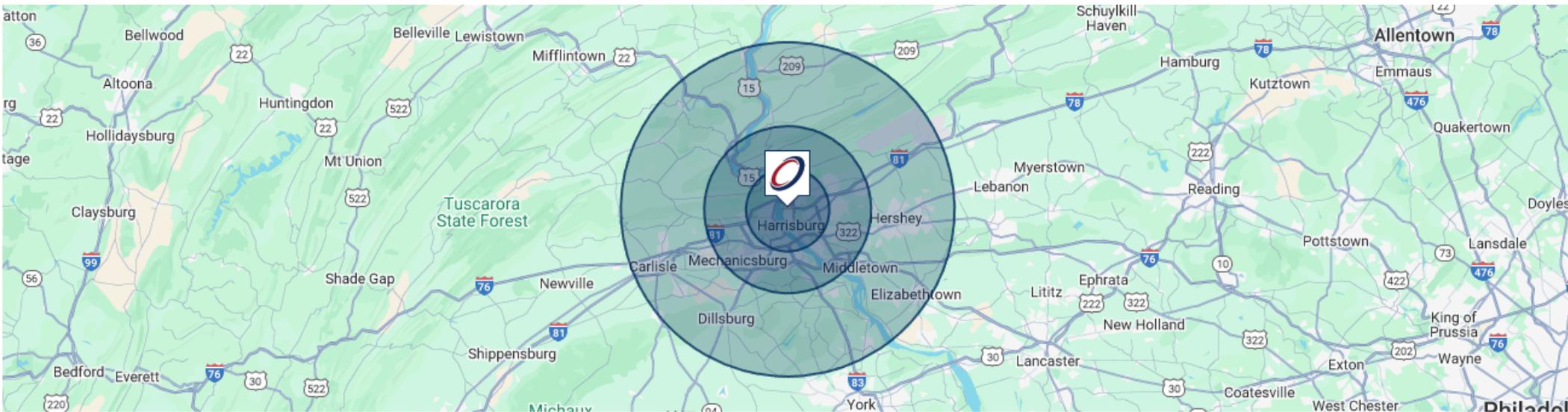
AERIAL



TRADE MAP



### DEMOGRAPHICS



	5 Miles	10 Miles	20 Miles
<b>Total households</b>	71,242	152,706	275,491
<b>Total population</b>	169,005	374,281	687,574
<b>Persons per household</b>	2.4	2.5	2.5
<b>Average household income</b>	\$92,274	\$106,380	\$106,790
<b>Average house value</b>	\$229,780	\$274,848	\$292,411
<b>Average age</b>	41	41	42

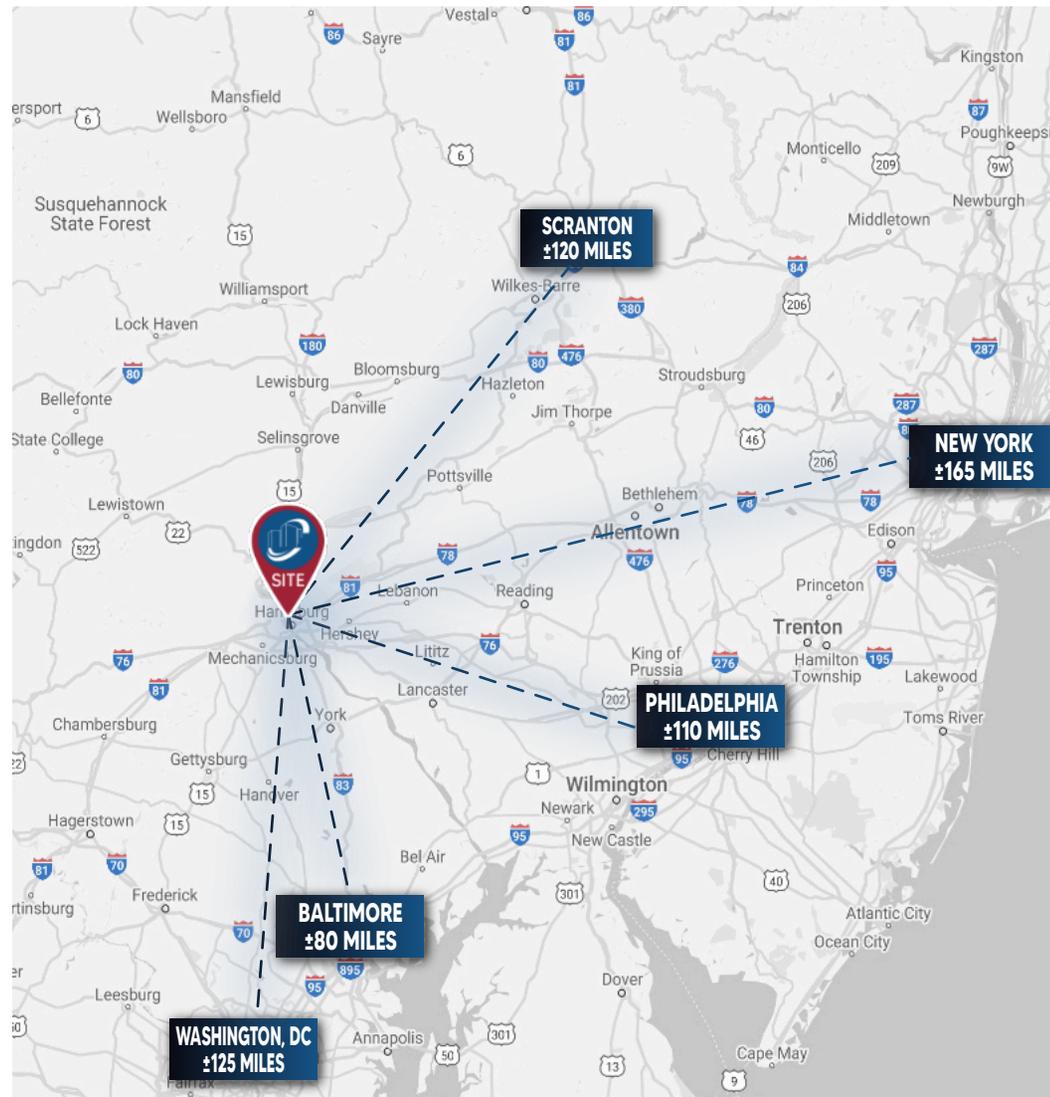
### AREA OVERVIEW

**DAUPHIN COUNTY** : is located in south-central Pennsylvania, and is home to the state capital in Harrisburg. It is a region filled with opportunity, diversity, and an exceptional quality of life. It is a natural location for the state capital and is a critical hub for east coast transportation systems as a convergence point in the Boston-to-Richmond northeast corridor. Positioned to provide cost effective access to eastern US markets while maintaining a superior living environments, Dauphin County is known as a choice location of business and industry.

Harrisburg, the Capital City, is the urban nucleus of Dauphin County. The city has been the county seat since 1785 and Pennsylvania's capital since 1812. Beautifully situated on the mile-wide Susquehanna River and back-dropped by the Blue Ridge Mountains, Harrisburg has merged big-city influence and sophistication with small-town friendliness and charm.

The upper tier of Dauphin County provides a quiet county setting with quaint towns lying in pristine mountain valleys. Several national companies have located here due to availability of land, an established workforce of people committed to quality work, and a proximity to interstate highways, including several new road projects that are planned or underway. Dauphin County serves as a major distribution hub for many companies servicing the east coast's top metropolitan markets. Dauphin County is the home of Tyco Electronics/AMP, Hershey Chocolate USA and Hershey Amusement Park.

In contrast, the county's southern portion is much more urbanized in and around Harrisburg and Hershey. This region boasts a number of economic development resources including Harrisburg International Airport, the New Baldwin Corridor Enterprise Zone which spans seven municipalities, over 20 major industrial parks and office districts, a well developed highway system, as well as main line Amtrak passenger service and an intermodal terminus for double stack rail freight.





3303-3307 N 6TH STREET  
HARRISBURG, PA 17110

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AVAILABLE

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